037.0	0002	0006.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	791,400 /	791,400
USE VALUE:	791,400 /	791,400
ASSESSED:	791,400 /	791,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TU YUAN
Owner 2:	LILLY YE & EVELYN
Owner 3:	
Street 1:	42 MYSTIC VALLEY PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OPPEDISANO FRANCES -
Owner 2:	C/O A HINTON -
Street 1:	21 GIRARD RD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Vinyl Exterior and 2898 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4525.000	470,600	700	320,100	791,400
Total Card	0.104	470,600	700	320,100	791,400
Total Parcel	0.104	470,600	700	320,100	791,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 273.08 | /Parcel: 273.08

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	25136
GIS Ref	
GIS Ref	
Insp Date	12/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 037.0-0002-0006.B

!3076!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	470,600	700	4,525.	320,100	791,400		Year end	12/23/2021
2021	104	FV	449,100	700	4,525.	320,100	769,900		Year End Roll	12/10/2020
2020	104	FV	449,200	700	4,525.	320,100	770,000	770,000	Year End Roll	12/18/2019
2019	104	FV	349,500	0	4,525.	290,100	639,600	639,600	Year End Roll	1/3/2019
2018	104	FV	349,500	0	4,525.	275,100	624,600	624,600	Year End Roll	12/20/2017
2017	104	FV	327,700	0	4,525.	240,100	567,800	567,800	Year End Roll	1/3/2017
2016	104	FV	327,700	0	4,525.	205,100	532,800	532,800	Year End	1/4/2016
2015	104	FV	299,400	0	4,525.	190,100	489,500	489,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:32:14

LAST REV

Date	Time
09/22/21	14:57:16

mmcmakin

USER DEFINED

Prior Id # 1:	25136
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3076

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OPPEDISANO FRAN	71177-542		6/19/2018	Estate/Div	863,000	No	No		Frances Oppedisano dod 10/7/2017
	13790-424		9/1/1979		69,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2019	903	Solar Pa	22,809	C				
4/30/2019	561	Re-Roof	6,400	C				
7/17/2018	997	Inter Fi	39,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2021	Mail Update	MM	Mary M
12/1/2018	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	189	PATRIOT
11/8/2000	Hearing N/C	189	PATRIOT
3/20/2000	Inspected	264	PATRIOT
2/28/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4525		Sq. Ft.	Site		0	64.	1.11	3			Med. Tr	-10					320,113						320,100	

Total AC/HA:	0.10388	Total SF/SM:	4525	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	320,113	Spl Credit		Total:	320,100

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

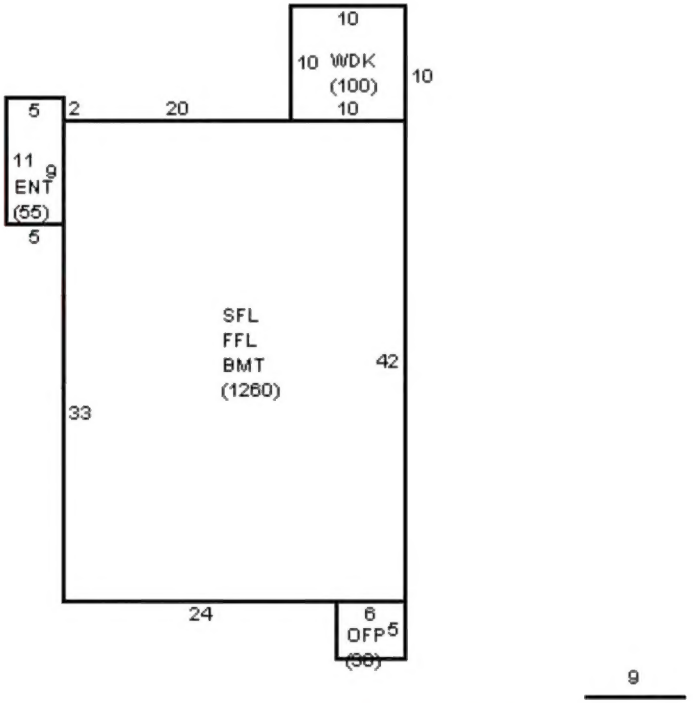
OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

PDAS, OF=SINK IN BMT.

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06666660
Const Adj.:	0.98010004
Adj $ / SQ:	188.179
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	681999
Depreciation:	211420
Depreciated Total:	470579

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	188.18
Special Features:	0	Val/Su Net:	118.69
Final Total:	470600	Val/Su SzAd	186.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,260	67.460	85,002
FFL	First Floor	1,260	188.180	237,106
SFL	Second Floor	1,260	188.180	237,106
WDK	Deck	100	15.680	1,568
ENT	ENTRY	55	25.870	1,423
OFP	Open Porch	30	43.120	1,294

Net Sketched Area:	3,965			Total:	563,499
Size Ad	2520	Gross Area	3965	FinArea	2898

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X20	A	AV	2000	4.13	T	15.2	104			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	
				Total:	700

PARCEL ID

037.0-0002-0006.B

IMAGE

AssessPro Patriot Properties, Inc